

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



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BUNDLE of WRITES

October - November 2018

Hello Chapter 67 Members:

There's so much going on in our chapter that I hardly know where to begin! We've been so fortunate to have had amazing guest speakers at our monthly luncheons--hopefully you've been able to join us and agree. Our guest speaker at tomorrow's luncheon is no exception. We are honored to have Gregg Gipe, Project Administrator in Public Works for the City of Irvine come and join us. Gregg is currently the department liaison with FivePoint Communities in the development of 688 acres, including the Sports Park, at the Orange County Great Park and will be telling us about the recent happenings there.

Next up, the Tri-Chapter Luncheon. Chapter 67 is proudly hosting the Tri-Chapter Luncheon in the Diamond Club at Angel Stadium on December 11th from 11:30 a.m. to 1:30 p.m. We are doing something a little different this year and are having a very special guest speaker Taylor Hughes, an accomplished magician and comedian, perform for us. It will be a great opportunity to network with folks from Chapters 1 and 57 while at the same time being entertained and enjoying a delicious lunch at the exclusive Diamond Club at Angel Stadium—sounds like the makings of a grand slam event that you will not want to miss! Tickets and sponsorship opportunities are still available. For more details, please see the information in this newsletter or refer to one of the many e-mails that I've overloaded your in-box with.

We are also very proud to announce that we will be starting the John C. Donahue Scholarship. John was one of the founding members of our Orange County chapter and in recognition of John's service to the industry and his achievements within IRWA, Chapter 67 has named a scholarship in his honor. More details about the application process and scholarship award can be found below. Applications are due by November 30th. We will announce the recipient of the scholarship at the Tri-Chapter Luncheon on December 11th.

Are you as excited as we are about all of the fantastic things happening at Chapter 67? We hope so and would like to hear about any other thoughts, comments, criticisms or concerns you have regarding your chapter. What types of topics would you like to hear about at the monthly luncheons? And speaking of monthly luncheons, are you finding that it's a struggle with other commitments to attend the

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luncheons every month? Do you think we should consider going to every other month? Would you like to continue meeting at the Holiday Inn or would you be interested in switching venues for each meeting? Would morning meetings work better for you? We want to hear from you and want to make sure that the chapter is meeting your needs. We encourage you to share your ideas and suggestions to help continue the success of Chapter 67. Please reach out to a Board member in person or via e-mail and let us know how Chapter 67 can better serve you.

And last, but certainly not least, on behalf of the Chapter 67 Board of Directors we would like to wish you a very Happy Thanksgiving! We hope your Thanksgiving is filled with love and cheer and very full tummies!

Best regards,
Alyson Suh
Chapter 67, President



A central graphic celebrating 25 years of industry advancement. It features a large "25" at the top, followed by the text "YEARS OF ADVANCING THE INDUSTRY". Below this, a list of services is presented with right-pointing arrows: PROJECT MANAGEMENT, ACQUISITION, RELOCATION ASSISTANCE, TITLE RESEARCH, PROPERTY MANAGEMENT, and FEASIBILITY STUDIES. The Paragon Partners LTD logo and website URL "PARAGON-PARTNERS.COM" are at the bottom. The graphic is surrounded by six small images: a highway overpass, a residential street, a high-speed train, wind turbines, a construction site, and power lines.

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Valuation - TBD

*International Director

Welcome back readers for the October-November edition of our newsletter. If you would like to contribute content to the newsletter, have questions or any ideas to improve the content please contact me at gbecerra@opcservices.com or (949) 872 3237

UPCOMING EVENTS

November Luncheon 11/13/2018

Speaker: Gregg Gipe, Project Administrator in Public Works for the City of Irvine

Gregg is currently the department liaison with FivePoint Communities in the development of 688 acres, including the Sports Park, at the Orange County Great Park and will be telling us about the recent happenings there.

Course 213: Conflict Management

This course presents specific methods for reaching collaborative solutions and minimizing negative aspects of conflict while maximizing benefits of resolving conflict. During this course, participants will learn how effective conflict management can open doors to healthier workplace relationships and more productive working relationships with both property owners as well as the general public.

Date: January 22, 2019

Location: Irvine Civic Center ([click here for course flyer](#))

Course 501: Residential Relocation Assistance

This course discusses the processes and procedures involved in providing relocation assistance to residential occupants. Materials presented are based on the lead agency's (Federal Highway Administration) regulations in implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended general public.

Date: March 20, 2019

Location: MWD ([click here for course flyer](#))

2018 Tri-Chapter Luncheon



December 11, 2018
11:30 AM - 1:30 PM
Angel Stadium, Anaheim

\$95 per person
[Register Online Here](#)
or

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CREATING LAND SOLUTIONS FOR THE PUBLIC GOOD

Protesters Aren't Stopping US Pipeline Network Growth

By Steve Goreham

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Originally published in Master Resource, June 27, 2018

Ed. Note: Mr. Goreham is the Executive Director of the Climate Science Coalition of America, a non-political association of scientists, engineers, and citizens dedicated to informing Americans about the realities of climate science and energy economics.

Opposition to oil and gas pipelines produces sensational headlines. Protests of the Keystone XL, Dakota Access, and numerous smaller projects are well-covered by the media, creating the impression of an industry halted by public outcry. But the US pipeline network is steadily expanding and safety is improving.



Image by Gethen (2017)

Construction efforts for oil and gas pipelines have long faced opposition from local residents who don't want a pipeline near their community. But over the last decade, opposition expanded from local to national, involving protesters concerned with supposed impact on the climate and the global environment. Pipelines are no longer opposed for only NIMBY (Not in My Backyard) reasons, but increasingly for NOPE (Not on Planet Earth) reasons.

Keystone XL pipeline opposition is a well-known example. The Keystone XL was originally proposed in 2008 to carry petroleum from the Canadian oil sands, Montana, and North Dakota to US Gulf Coast refineries. Environmental groups, citizens, and politicians attacked the project, warning that the pipeline would harm water supplies and increase global warming.

Global warming environmentalist Bill McKibben was arrested in front of the White House in a Keystone XL protest. Senator Barbara Boxer warned that the pipeline would cause cancer in more Americans. In November 2015, President Obama rejected the project, stating, "America is now a global leader when it comes to taking serious action to fight climate change. And frankly, approving this project would have undercut that global leadership." In January 2017, President Trump reversed the Obama rejection and signed a memorandum to advance the Keystone XL, which should begin construction later this year.

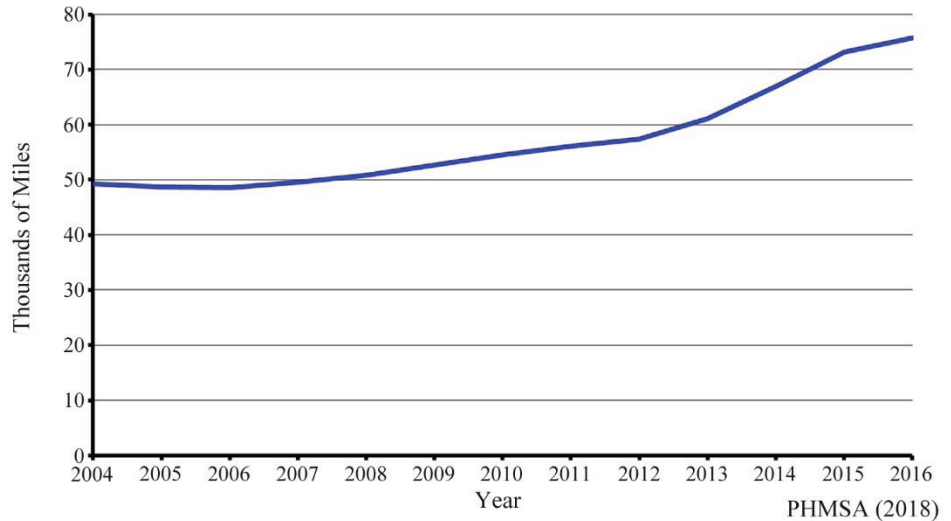
The Dakota Access Pipeline, a project to carry crude oil from North Dakota to southern Illinois, was announced in June 2014. The pipeline was opposed by Native Americans and other local groups, but also national and international groups including Amazon Watch, Black Lives Matter, and Greenpeace. St. Louis, Minneapolis, and 17 other cities passed ordinances opposing the pipeline. Celebrity Leonardo di Caprio, Senator Bernie Sanders, and even United Nations officials called for a halt to the pipeline.

In the spring and summer of 2016, a camp of over 3,000 protestors developed in the path of pipeline construction in Cannon Ball, North Dakota and received international media coverage. But between September 2016 and January 2017, the camp was cleared by police with about 200 protestors arrested. The pipeline began operation in May 2017 and now transports over 500,000 barrels of oil per day.

With rising protests backed by sympathetic media coverage, one might conclude that the US pipeline network is in decline, but this is not the case. Pipeline networks are expanding and increasingly used to safely transport oil, oil products, natural gas, and volatile liquids such as ethane, butane, and propane.

Driven by increased oil production from the fracking revolution, US crude oil pipeline mileage increased from 49,000 in 2004 to over 75,000 in 2016, according to the Pipeline and Hazardous Materials Safety Administration (PHMSA). But many locations need still more pipeline capacity. Petroleum output is rising so fast in America's largest oil field, the Permian Basin shale field in West Texas, that pipelines can't handle it all.

US Crude Oil Pipeline Mileage (2004-2016)

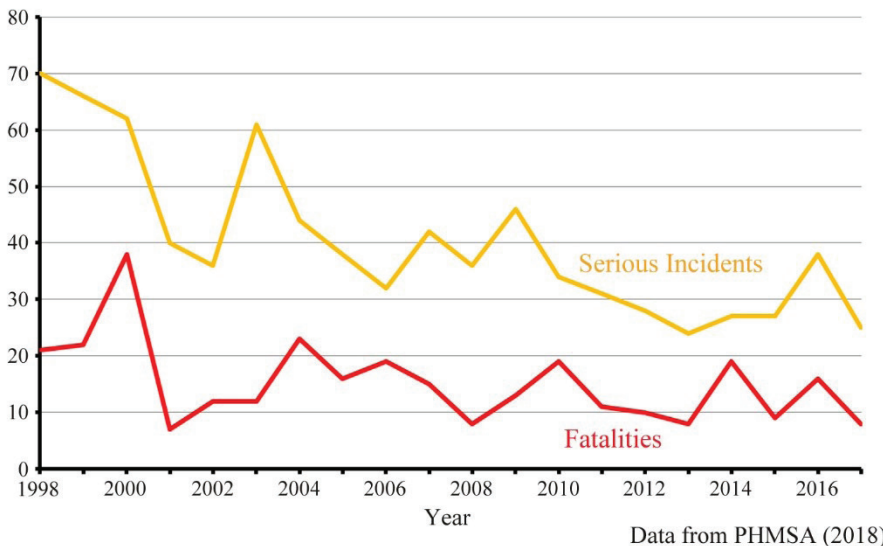


The pipeline network for distributing natural gas to homes and businesses is also growing steadily. Data from the PHMSA shows that gas distribution main and service pipeline mileage grew 80 percent from 1984 to 2016. Gas pipeline mileage continues to steadily expand, despite “electrification” efforts aimed at reducing the use of natural gas and propane in California and New York, an industry halted by public outcry. But the US pipeline network is steadily expanding and safety is improving.

Pipelines are the safest method to transport crude oil, oil products, and natural gas. A 2012 study by the Manhattan Institute used PHMSA data to show that hazardous material incidents for pipeline transportation of oil and gas were roughly one-twentieth of the incidents for rail transportation and hundreds of times less frequent than incidents for truck transportation per billion ton miles.

PHMSA data also shows that the number of serious incidents and fatalities experienced by US pipelines is down roughly 50 percent since 2000, despite the expansion of oil and gas pipeline networks. US residents have about double the chance of dying from a lighting strike than a pipeline accident.

US Pipeline Incidents (1998-2017)



New England is the only region where opposition has prevented most pipeline construction during recent years. In June of 2017, New York Governor Andrew Cuomo rejected the proposed Constitution Pipeline, which planned to bring fracked gas from Pennsylvania to the New England pipeline network.

In February, when supplies of gas were tight, Massachusetts imported liquefied natural gas from Russia, needed to heat homes and generate electricity. Massachusetts Attorney General Laura Healey admitted that she would rather import gas from Russia than build a new gas pipeline to her state [emphasis added]. Meanwhile, New England residents pay the highest electricity costs in the continental United States, and these prices are rising.

With the exception of the New England region, pipeline opponents have failed to halt the growth of US pipeline systems. Oil and gas pipeline networks continue to expand with improving safety, while delivering increasing amounts of petroleum, petroleum products, and natural gas to US residents and businesses.

Steve Goreham is a speaker on the environment, business, and public policy and author of the book Outside the Green Box: Rethinking Sustainable Development. Mr. Goreham can be reached at gorehamsa@comcast.net.



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See Your “Real” Income By State

Chuck West, Esq., CCIM

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How much your wages are actually worth depends substantially on where you live. Using Median household income from the Census Bureau’s American Community Survey, Money Magazine’s editors adjusted those figures based upon each state’s 2015 regional price parity - a US Bureau of Economics calculation showing how far an annual salary equal to the state’s median income (half above and half below, not an average) will go in each state. The higher a price parity number the more residents will pay for items such as housing, food, and transportation. A price parity figure of 118.8 for Hawaii means that goods and services there cost almost 19% more than the national average. Prices in Wyoming, meanwhile, with a price parity of 96.2, are 3.8% less than the national average, plus no state income tax, a 4% sales tax, and 3/4% property tax to boot.

It is interesting to note that the median family income in California is only about \$4500 more annually than Wyoming, yet the cost of living in California is 13.4% higher than the national average and 17.2% higher than Wyoming, with state income tax as high as 13.5%.

State	Median income	Price Parity Score	"Real" Median Income
Alabama	\$44,765	86.8	\$51,573
Alaska	\$73,355	105.6	\$69,465
Arizona	\$51,492	96.2	\$53,526
Arkansas	\$41,995	87.4	\$48,049
California	\$64,500	113.4	\$56,878
Colorado	\$63,909	103.2	\$61,927
Connecticut	\$71,346	108.7	\$65,636
Delaware	\$61,255	100.4	\$61,011
District of Columbia	\$75,628	117	\$64,639
Florida	\$49,426	99.5	\$49,674
Georgia	\$51,244	92.6	\$55,339
Hawaii	\$73,486	118.8	\$61,857
Idaho	\$48,275	93.4	\$51,686
Illinois	\$59,588	99.7	\$59,767
Indiana	\$50,532	90.7	\$55,713
Iowa	\$54,736	90.3	\$60,616
Kansas	\$53,906	90.4	\$59,631
Kentucky	\$45,215	88.6	\$51,033
Louisiana	\$45,727	90.6	\$50,471
Maine	\$51,494	98	\$52,545
Maryland	\$75,847	109.6	\$69,203
Massachusetts	\$70,628	106.9	\$66,069
Michigan	\$51,084	93.5	\$54,635
Minnesota	\$63,488	97.4	\$65,183
Mississippi	\$40,593	86.2	\$47,092
Missouri	\$50,238	89.3	\$56,258
Montana	\$49,509	94.8	\$52,225
Nebraska	\$54,996	90.6	\$60,702
Nevada	\$52,431	98	\$53,501
New Hampshire	\$70,303	105	\$66,955
New Jersey	\$72,222	113.4	\$63,688
New Mexico	\$45,382	94.4	\$48,074
New York	\$60,850	115.3	\$52,775
North Carolina	\$47,830	91.2	\$52,445
North Dakota	\$60,557	92.3	\$65,609
Ohio	\$51,075	89.2	\$57,259
Oklahoma	\$48,568	89.9	\$54,024
Oregon	\$54,148	99.2	\$54,585
Pennsylvania	\$55,702	97.9	\$56,897
Rhode Island	\$58,073	98.7	\$58,838
South Carolina	\$47,238	90.3	\$52,312
South Dakota	\$53,017	88.2	\$60,110
Tennessee	\$47,275	89.9	\$52,586
Texas	\$55,653	96.8	\$57,493
Utah	\$62,912	97	\$64,858
Vermont	\$56,990	101.6	\$56,093
Virginia	\$66,262	102.5	\$64,646
Washington	\$64,129	104.8	\$61,192
West Virginia	\$42,019	88.9	\$47,265
Wisconsin	\$55,638	93.1	\$59,762
Wyoming	\$60,214	96.2	\$62,593



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The Emerging U.S. Energy Powerhouse

By Steve Goreham

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Ed. Note: Mr. Goreham is the Executive Director of the Climate Science Coalition of America, a non-political association of scientists, engineers, and citizens dedicated to informing Americans about the realities of climate science and energy economics.

The United States is emerging as the world's energy powerhouse. Two months ago, the US became the largest producer of crude oil. Exports of crude oil, oil products, and natural gas are rising rapidly. The "keep it in the ground" movement is losing ground.

US crude oil production in August reached 10.8 million barrels per day, more than double the 5 million barrels per day produced in 2008. Last February, US output surpassed that of Saudi Arabia. In August, US production exceeded that of Russia, making the US the world's largest producer of petroleum.

US natural gas production is up 40 percent from 2007 to 2017. The US surpassed Russia as the world's leading producer of natural gas in 2011.

Driving American energy dominance is the hydrofracturing revolution. Over the last two decades, US geologists and petroleum engineers perfected the techniques of hydraulic fracturing and horizontal drilling, permitting cost-effective extraction of oil and gas from low-permeability shale rock formations. US companies hold about a 10-year experience lead in shale extraction techniques over international competitors.

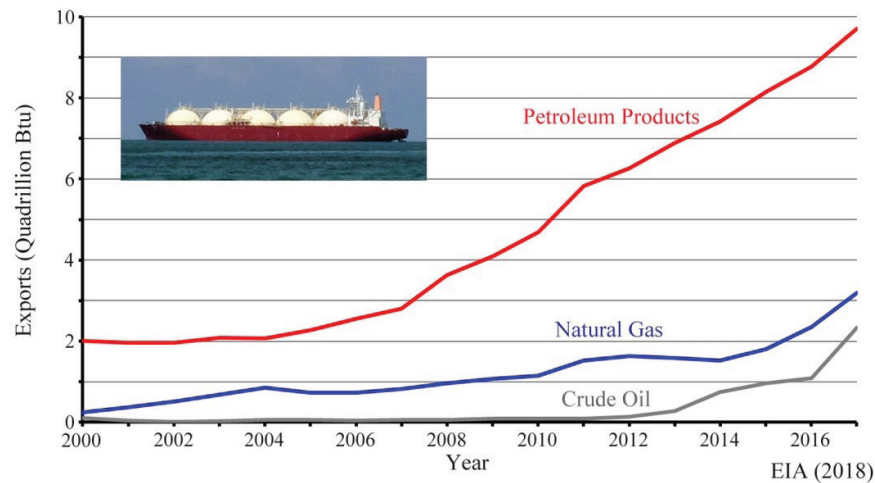
In 2000, only about 7 percent of US natural gas came from hydraulically fractured wells. Today about 70 percent of US gas production and over 50 percent of crude oil production comes from fractured wells. Fracking operations are active in more than 20 states.

US oil and gas production surged despite strong opposition from environmental groups. For more than a decade, green advocates have opposed drilling, fracking, pipeline transport, export terminals, and even investments in oil and gas. But the "keep it in the ground" movement is being trampled by the US energy juggernaut.

Along with the rapid rise in production, US oil and gas exports are exploding. US exports of refined petroleum products increased by a factor of five from 2004 to 2017. Our nation became a net exporter of refined petroleum products in 2011. In 2015, the Obama administration lifted a 40-year ban on US crude oil exports. Crude exports rose by 400 percent since 2014. The US still remains a net importer of crude oil, but oil imports have dropped to the lowest level since 2000.

In 2017, the US became a net exporter of natural gas, with Mexico the largest customer. Prior to 2010, terminals were under construction to import liquefied natural gas. But the fracking revolution produced a huge volume of gas at one-half of the price of gas in Europe and one-third of the price in Japan. Liquefied natural gas (LNG) export terminals started operation in 2016 at Sabine Pass in Louisiana and in 2018 at Cove Point in Maryland. Four other new LNG export terminals are scheduled to come on line by 2020.

US Exports of Crude Oil, Petroleum Products, and Natural Gas 2000-2017



Propane, a hydrocarbon fuel used for heating and cooking, is a notable example of success. Prior to 2010, the US was a net importer of propane. But US propane field production doubled since 2010 and exports now approach one million barrels per day.

About three billion people around the world do not have modern fuels for heating and cooking. India has a program to get liquid propane gas to 80 percent of households by March, 2019. Exports of US propane are meeting this need in India, along with needs in China and other nations. The Panama Canal expansion completed in 2016 allows supertankers to deliver US propane and natural gas to Asia.

A major benefit of US energy resurgence is an improved balance of trade in energy. In 2011, US energy imports exceeded exports by \$325 billion. With growing production of oil and gas and rising exports, the US trade imbalance in energy fell to \$57 billion in 2017. Energy plays a major role in the strength of today's US economy.

The US plastics industry now enjoys a large cost advantage in global markets. US oil and gas refineries produce the lowest-cost ethylene and propylene in the world, the basic materials for plastics. US natural gas also provides a cost advantage for chemical and steel firms. Gas fuels generation of cheap electricity for aluminum, cement, paper, and other industries.

Despite environmental opposition, the United States is emerging as the world's energy powerhouse. US energy production is not only good for US industry and the US economy, but exports increasingly provide low-cost energy for Europe, Asia, and the rest of the world.

Steve Goreham is a speaker on the environment, business, and public policy and author of the book Outside the Green Box: Rethinking Sustainable Development. Mr. Goreham can be reached at gorehamsa@comcast.net.

JOHN C. DONAHUE SCHOLARSHIP

Chapter 67 of the International Right of Way Association is proud to offer the John C. Donahue Scholarship. John was one of the founding members of our Orange County chapter. In recognition of John's service to the industry and his achievements within IRWA, Chapter 67 has named a scholarship in his honor.

John became one of the premier and highly-sought appraisal experts in the eminent domain field. His focus in the industry was providing appraisal services in the more complex, litigation-oriented arena. John was extraordinarily generous in every way. He provided so many opportunities for aspiring appraisers, always promoting the industry, education, and professional excellence. He mentored many appraisers, many of whom started successful businesses because of John's encouragement and training. He was a polished and credible expert. He was routinely retained by prior opposing counsel, a clear statement of John's abilities as an expert. He was highly respected in the legal community, including many judges who frequently recommended John as a neutral expert.

The purpose of the scholarship is to further the involvement of professionals in Chapter 67 activities. The John C. Donahue Scholarship may be presented to one candidate annually, who is currently or becomes a member of IRWA Chapter 67. The scholarship is open to all professionals in the right-of-way industry. Previous recipients of this scholarship are ineligible to re-apply.

Complete applications are to be submitted to the IRWA Chapter 67 President by November 30, 2018 for a scholarship for the following year. Applications must include a completed application form, a personal essay (no more than 200 words), and a one-page resume.

All applications will be reviewed by the Chapter 67 Executive Board. The Executive Board reserves the right to recommend that no award be made in a particular year if no meritorious applications are received.

The scholarship for the selected candidate shall include free attendance at Chapter 67 Lunch Meetings (excluding Tri-Chapter meeting) and one Chapter 67 class attendance, beginning in January after their scholarship award in December. The cost of the luncheon meetings and class attendance would otherwise be approximately \$710.00; however, the scholarship itself has no cash value and is not redeemable for cash. The recipient will be notified of selection at the Tri-Chapter Luncheon on December 11, 2018.

EMPLOYMENT OPPORTUNITY

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This position is based in the Los Angeles area, southeast of downtown, near the I-5 / I-605. Ideal candidates would typically come from locations in Los Angeles, Inland Empire, and Orange County.

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Photos from September Luncheon



Photos from October Luncheon



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2018 Tri-Chapter Luncheon



December 11, 2018

11:30 AM—1:30 PM

Angel Stadium, Anaheim

\$95 per person

Registration

Open Now!

www.irwa-chapter67.ticketleap.com/tri-chapter-luncheon-2018/

Or register with Amanda Fitch - afitch@mobilitie.com

2955 Redhill Ave, Suite 200, Costa Mesa, CA 92626



Sponsorship Opportunities

Grand Slam—\$2,000

1 sponsorship available.
Includes 2 large posters on display during the luncheon &
2 free attendance registrations.
Special recognition during luncheon presentation.

Home Run— \$1,000

5 sponsorships available.
Includes 1 large poster on display during the
luncheon & 1 free attendance registration.

Triple—\$500

5 sponsorships available.
Includes 2 - 11x17 company logo poster on display during the luncheon.

Double—\$250

6 sponsorships available.
Includes 1 - 11x17 company logo poster on display during the luncheon.

Single—Raffle Prize (\$100 value)

Unlimited number of sponsorships available.
Include 8.5 x 11 company logo poster on the prize table.

All sponsors will receive a special thank you in Chapter 67's January Newsletter.

All Promotional items can be displayed throughout the venue.

Please contact us to coordinate.

Please contact afitch@mobilitie.com for sponsorship opportunities.